



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Approved)

REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, APRIL 13, 2010

Commissioners Present

Sandra Bobowski
Temple Shannon
David Blatt
John Lupo, Jr.
Edwin Vargas, Jr.
Gerry Pleasent, Alternate

Staff Present

Kim Holden
Jonathan Mullen
Stephanie Krueel
Jillian Hockenberry

Commissioners Absent

David Jorgensen, Alternate

Chairperson Bobowski called the meeting to order. She appointed Commissioner Pleasent to fill the vacancy.

I. Public Hearing

Commissioner Bobowski opened the public hearing.

a. 9, 11, and 32 Seymour Street and 149, 151, 155 and 177 Retreat Avenue – Special Permit Application for Construction of a parking garage on Retreat Avenue. Applicant- Hartford Hospital.

Principal Planner Stephanie Krueel presented a summary of the application. She discussed the condition of approval and stated that staff recommended approval of the application.

Commissioner Blatt asked if Seymour Street was a public street. He then asked if the application had gone before the Design Review Board. Chief Staff Planner Kim Holden stated that Staff Consultant Ken Schwartz had worked with the applicant and made recommendations that resulted in a more pedestrian oriented site. She stated that the Design Review Board approved the application and was in favor of the project.

Commissioner Lupo, Jr. asked how the proposal would affect the Maple Avenue and Retreat Avenue intersection traffic.

Mary Jo Andrews, representing the applicant, stated that Seymour Street is not a public street and that it is owned by the Hartford Hospital.

Kevin Kinsella, of Hartford Hospital, discussed the need for the new garage because of the growth of the hospital and its employees and also how they chose the location for the project.

Joe Rimiller, of Urban Engineers, discussed the Maple Avenue and Retreat Avenue intersection and how they studied its existing conditions. He stated that during the morning peak hours, the intersection operated at a Level of Service, or LOS, D and during the night peak hours, the intersection operated at a LOS F. He stated that with some site improvements such as the realignment of islands and the introduction of a traffic signal that the intersection could be brought to a LOS B.

Commissioner Lupo, Jr. asked if the applicant had contacted the City's traffic division.

Mr. Kinsella stated that they had been in contact with the City's traffic division in order to coordinate with them regarding the proposal. He stated that the proposal would eliminate a lot of street parking.

Ms. Holden stated that there was a site review team that met with the Department of Public Works present.

Ms. Andrews stated that part of the approval process is to receive a permit from the State Traffic Commission so there would also be a state level review.

Commissioner Pleasant discussed his concern regarding the current traffic conditions.

Commissioner Lupo, Jr. stated that exploring the possibility of a roundabout might be a better option than adding traffic signals.

Norm Goldman, of Desman Associates, stated that the Hartford Hospital employees generate traffic for 7am and 3pm shift changes and therefore, are not part of the traffic that occurs in the evening, Citywide.

The public hearing was closed.

b. 1429 Park St - Amendment to a Special Permit to add 8 housing units for a total of 64 housing units, eliminating the use of the parking area on 17-35 Bartholomew Avenue, and adding 72 parking spaces on the basement floor of the building. Applicant- 1429 Park St LLC

Commissioner Bobowski read the rules of conduct.

Principal Planner Jonathan Mullen presented a summary of the application. He discussed the conditions of approval and stated that staff recommended approval of the application.

Commissioner Bobowski asked if the applicant was in agreement to the conditions of approval.

Carlos Mouta, the applicant, stated that he was in agreement to all of the conditions of approval.

Wayne Benjamin, of the City of Hartford Economic Development Division, stated that he had worked closely with the parking division and the applicant to develop the reuse of the old factory building and that he was in support of the amendment.

The public hearing was closed.

- c. 901, 909, 941 Main Street – Amendment requesting façade changes and an extension of time to complete improvements to 901-941 Main Street of the special permit to renovate a 9-story commercial building and attached buildings into a mixed use commercial and 100 residential unit building with off-site parking. Applicant-901 Main Street Associates, LLC**

The application was postponed.

II. Regular Meeting

- a. Consideration of the Public Hearing Items

- i. 9, 11, and 32 Seymour Street and 149, 151, 155 and 177 Retreat Avenue – Special Permit Application for Construction of a parking garage on Retreat Avenue. Applicant-Hartford Hospital.**

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Lupo, Jr., the following resolution was approved:

- Whereas: The Planning and Zoning Commission has received a Special Permit Application for a new parking garage on the Hartford Hospital Campus; and
- Whereas: The proposal is consistent with all zoning regulations; and
- Whereas: The proposal will provide off-street employee parking; and
- Whereas: The proposed size of the parking spaces is appropriate for this garage; and
- Whereas: The design skillfully uses finish materials to break up the massing of the building; and
- Whereas: The proposal maintains and strengthens the pedestrian aspects of the neighborhood via the architectural treatment of the ground floor; and
- Whereas: The Commission is reestablishing the building line at twenty (20) feet from the property line on the north side of Retreat Avenue between the easterly property line of 123 Retreat Avenue and Washington Street; Now Therefore Be It
- Resolved: That the Planning and Zoning Commission hereby approves the Special Permit Application entitled “Hartford Hospital Proposed Site J Employee Parking Garage; Hartford Connecticut,” sheets A000-A002, SUV1-SUV2,

C-000-C-604, L101-L102, A100-A800, S001-SS305, and ES, EST & ES16, dated March 26, 2010 prepared by Desman Associates, Clough Harbor & Associates, Silver/Petrucelli & Associates, and CR3, with the following conditions:

1. Traffic study must indicate appropriate mitigation measures so that the intersection of Essex & Retreat Avenue operates at or above LOS E.

Resolved: This thirteenth day of April, 2010.

Effective: April 27, 2010

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasent.

ii. 1429 Park St - Amendment to a Special Permit to add 8 housing units for a total of 64 housing units, eliminating the use of the parking area on 17-35 Bartholomew Avenue, and adding 72 parking spaces on the basement floor of the building. Applicant- 1429 Park St LLC

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Lupo, Jr., the following resolution was approved:

Whereas, The Planning and Zoning Commission has reviewed an application for an amendment to a special permit to increase the number of residential units at 1429 Park Street from 56 units to 64 units and to convert the basement level 1429 Park Street to a 73 car parking garage; and

Whereas, There are several site improvements from the 2006 approval for this project that have yet to be done; and

Whereas, The applicant has submitted a revised site plan that reflects the Planning Divisions recommendations for site improvements; and

Whereas, A parking lot at 35 Bartholomew Avenue provides the required parking spaces for the 64 residential units located at 1429 Park Street; Now Therefore Be It

Resolved, That the Planning and Zoning Commission hereby approves the approval of the amendment to the Special Permit for the reuse plan of 1429 Park Street as shown on the site plan entitled "Site Development Plan" dated March 6, 2009, revised December 2, 2009, scale 3/32 inches equals 1 foot, and floor plans entitled "Basement Floor Plan" dated February 5, 2009, revised December 3, 2009, scale 3/32 inches equals 1 foot, and "Residential Floor Plan Floor 4, Residential Floor Plan Loft Levels at Floor 4, Residential Floor Plan Floor 5, and Residential Floor Plan Loft Levels at Floor 5" dated July 24, 2009, scale 3/32 inches equals 1 foot,

prepared by Associated Architects P.C. 16 Spring Lane Farmington, CT 06032, with the following conditions:

1. The applicant posts a bond for site improvements depicted on the submitted revised site plan including but not limited to:
 - a. Separation of residential and commercial access to building
 - b. Separation of residential and commercial traffic circulation
 - c. Traffic circulation signage
 - d. Pedestrian safety improvements
 - i. Pedestrian walkway from building to west parking lot
 - ii. Raised cross walk at commercial access crossing
 - e. Landscaping
 - f. Lighting
 - g. Handicapped access to building
 - h. Open space improvements
 - i. Improvements to west parking lot
 - i. Paving
 - ii. Striping
 - iii. Numbered Spaces
2. The parking lot located at 35 Bartholomew Avenue remains part of the buildings parking requirement until the basement parking garage is approved by the City of Hartford Building Division.
3. The basement parking garage conforms to all Building and Fire Safety codes
4. The applicant submits 3 sets of signed and sealed drawings to the Planning Division with a cover page that lists all pages and their revision dates.

Resolved, This thirteenth day of April, 2010

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasant.

b. Site Plan Review

i. 545, 547 & 549 Wethersfield Avenue – Construction of an AutoZone retail store. Applicant-AutoZone NE, Inc.

The application was tabled.

ii. 500 Albany Avenue – Application to allow construction of 4,100 square foot addition to existing facility. Applicant-Community Health Services.

Principal Planner Stephanie Krueel presented a summary of the application. She stated that the Design Review Board had approved the application on March 23, 2010. She stated that staff recommended approval of the application.

Commissioner Blatt questioned whether the applicant could install a green roof on the entire building rather than the proposed portion of it. Ms. Krueel stated that it was not in the applicant's budget to do so.

Doug Colter, the applicant, stated that he would love install a complete green roof but that it was not feasible.

On a motion made by Commissioner Blatt, and seconded by Commissioner Shannon, the following resolution was approved:

Whereas, The Planning and Zoning Commission, under the provisions of Section 406 of the Hartford Zoning Regulations, has reviewed the site plan for an addition to the existing Community Health Services Center at 500 Albany Avenue; and

Whereas, This proposal meets all zoning requirements of the B-4 district regarding density, lot area, lot coverage, lot width, front, side and rear yard setbacks, parking, height, open space, and use; and

Whereas, The proposal is suitable for the area and will serve to improve the neighborhood; and

Whereas, The proposal is consistent with both the adopted and proposed Generalized Land Use maps; *Now, Therefore Be It*

Resolved: That the Planning and Zoning Commission hereby approves the plans entitled "Proposed Addition to Community Health Services Facility, 500 Albany Avenue, Hartford, CT 06120," pages EX, ES, DT, A-201 and A-202, prepared by Freeman Companies, LLC, 49 Woodland St, Hartford, and DuBose Associates Architects, 49 Woodland St, Hartford, dated March 8, 2010; and the cover page and page SP of the same plans dated March 17, 2010.

Resolved: This thirteenth day of April, 2010.

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasant.

iii. 49-51 & 54-56 School Street – Construction of a new two family dwelling. Applicant- Pope Park Zion, LLC

Principal Planner Stephanie Krueel presented a summary of the application. She discussed the condition of approval and stated that staff recommended approval of the application.

Commissioner Bobowski questioned the depth of the front porch.

Dean Iaiennaro, the applicant, stated that the porch was approximately 5 feet by 8 feet.

A discussion occurred amongst the Commissioners about their requirement of 6 feet of usable space within a front porch. It was then determined that the proposal was a covered entryway rather than a porch therefore the requirement did not apply.

On a motion made by Commissioner Lupo, Jr., and seconded Vargas, Jr., the following resolution was approved:

Whereas, The Planning and Zoning Commission, under the provisions of Section 406 of the Hartford Zoning Regulations, has reviewed the site plans for two (2) two- family dwellings (four units in total) at 49-51 and 54-56 School Street; and

Whereas, This proposal meets all zoning requirements of the R-2 district regarding density, lot area, lot coverage, lot width, setbacks, parking, height, open space, and use; and

Whereas, The proposal is part of a larger development of new and rehabilitated homes on this block of School Street.

Whereas, The proposal is suitable for the area and will serve to improve the neighborhood; and

Whereas, The proposal is consistent with both the adopted and proposed Generalized Land Use maps; *Now, Therefore Be It*

Resolved: That the Planning and Zoning Commission hereby approves the plans entitled “49-51 School Street” and “54-56 School Street” by Gary deWolf Architects, 319 Peck St, New Haven, CT 06513, dated 2/2/10, pages LS.1 and A.1 through A.4; “18/20 Colonial Street” by Gary deWolf Architects, 319 Peck St, New Haven, CT 06513, dated 2/2/10, pages LS.1 and A.1 through A.4; “Plot Plan #49-51 School Street prepared for Pope Park Zion, LLC” by Aeschliman Land Surveying, 1379 Main Street, East Hartford, CT 06108 dated 10-29-09 revised 2-23-10 and “Plot Plan #54-56 School Street prepared for Pope Park Zion, LLC” by Aeschliman Land Surveying, 1379 Main Street, East Hartford, CT 06108 dated 11-3-09 revised 2-23-10, with the following condition:

1. 54-56 School St: The parking area is reoriented so that the cars are parking in a north/south direction (rather than east/west) with a hammerhead to allow more grass area on the east side of the property.

Resolved: This thirteenth day of April, 2010.

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, Vargas, Jr., and Pleasent.

c. CGS 8-24 Review

i. 365 Broad Street and 11 Flower Street – Authorization to extend five (5) year lease of Greater Hartford Flood Commission properties.

Ms. Holden discussed the suggested resolution. She stated that staff recommended that the Commission forward a favorable recommendation with the condition that the Hartford Courant comply with Section 951 of the zoning regulations.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Blatt, the following resolution was approved:

Whereas, The Planning and Zoning Commission has received a referral from the Court of Common Council to review a five (5) year lease of Greater Hartford Flood Commission Properties located at 365 Broad Street and 11 Flower Street; and

Whereas, The proposed land lease is an extension of a lease with the Hartford Courant for parking purposes; and

Whereas, The Planning Division recommends the parking lot be modified to comply with provisions of Section 951(c) of the zoning regulations relating to employee parking lots in regard to screening and landscaping, minimum distances and setbacks, bumper guards, surfacing and lighting; Now Therefore Be It

RESOLVED: That the Planning and Zoning Commission forwards a favorable recommendation to the Court of Common Council with the recommendation that the parking lot complies with Section 951 (c) of the zoning regulations.

RESOLVED: This thirteenth day of April 2010.

All of the Commissioners voted in favor of the motion.

III. Minutes – February 4, 2010, February 9, 2010, February 11, 2010, February 16, 2010, February 23, 2010, March 23, 2010

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas, Jr., the minutes of February 4, 2010, February 9, 2010, February 11, 2010, February 16, 2010, February 23, 2010, March 23, 2010 were approved with minor changes.

All of the Commissioners voted in favor of the motion.

IV. New/Old Business

V. Adjournment

Respectfully submitted,

Jillian Hockenberry, Junior Planner